

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Said ordinances as passed read respectively as follows (the *Italic heading in each case not being a part of the ordinance*):

Reclassification of Area Shown on Map No. 1-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Lake Street; a line 473.22 feet east of N. Paulina Street; the alley next south of and parallel to W. Lake Street, or the line thereof if extended where no alley exists; a line 459.36 feet east of N. Paulina Street; W. Maypole Street; N. Paulina Street; the south line of W. Maypole Street, or the line thereof if extended where no street exists; and N. Hermitage Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pages 2754 to 2758 of this Journal.]

Reclassification of Area Shown on Map No. 7-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next south of and parallel to W. Diversey Parkway; N. Sheffield Avenue; N. Lincoln Avenue; N. Kenmore Avenue; the alley next south of the alley next south of and parallel to W. Diversey Parkway; and the alley next west of and parallel to N. Sheffield Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pages 2759 to 2763 of this Journal.]

Reclassification of Area Shown on Map No. 8-E.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 41 symbols and indications as shown on Map No. 8-E in the area bounded by

E. 35th Street; S. Rhodes Avenue; E. 37th Street; and the alley next east of and parallel to S. South Park Way,

to the designation of a Residential Planned Development No. 41, as amended, which is hereby

established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pages 2764 to 2768 of this Journal.]

Reclassification of Area Shown on Map No. 9-G.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R-4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by

W. Irving Park Road; N. Clark Street; the alley next north of and parallel to W. Byron Street, or the line thereof if extended where no alley exists; the west line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 45 feet north of the alley next north of and parallel to W. Byron Street; the east line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 80 feet north of the alley next north of and parallel to W. Byron Street; a line 150 feet east of the east line of N. Wayne Avenue; a line 248 feet north of the alley next north of and parallel to W. Byron Street; and N. Lakewood Avenue,

to the designation of a Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Plan of Development attached to this ordinance printed on pages 2769 to 2773 of this Journal.]

Reclassification of Area Shown on Map No. 9-H.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Larchmont Avenue; N. Ravenswood Avenue; W. Byron Street; and the east line of the right of way of the C.T.A.,

to those of an M1-4 Restricted Manufacturing District, and a corresponding bulk district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 10-F.

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District, B4-1 Restricted Service District, and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 10-F in the area bounded by

[Continued on page 2774]

PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT # 53

STATEMENTS

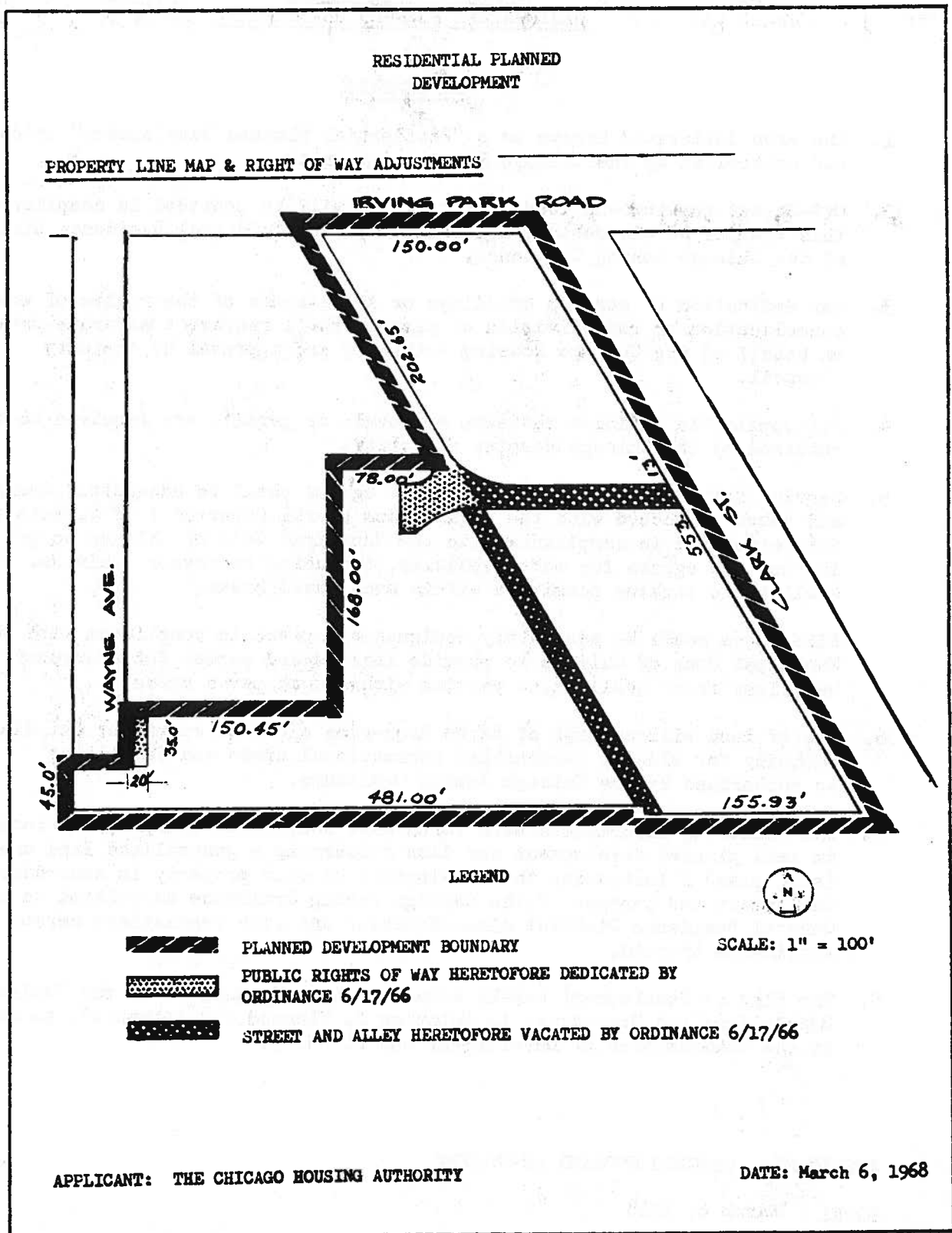
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

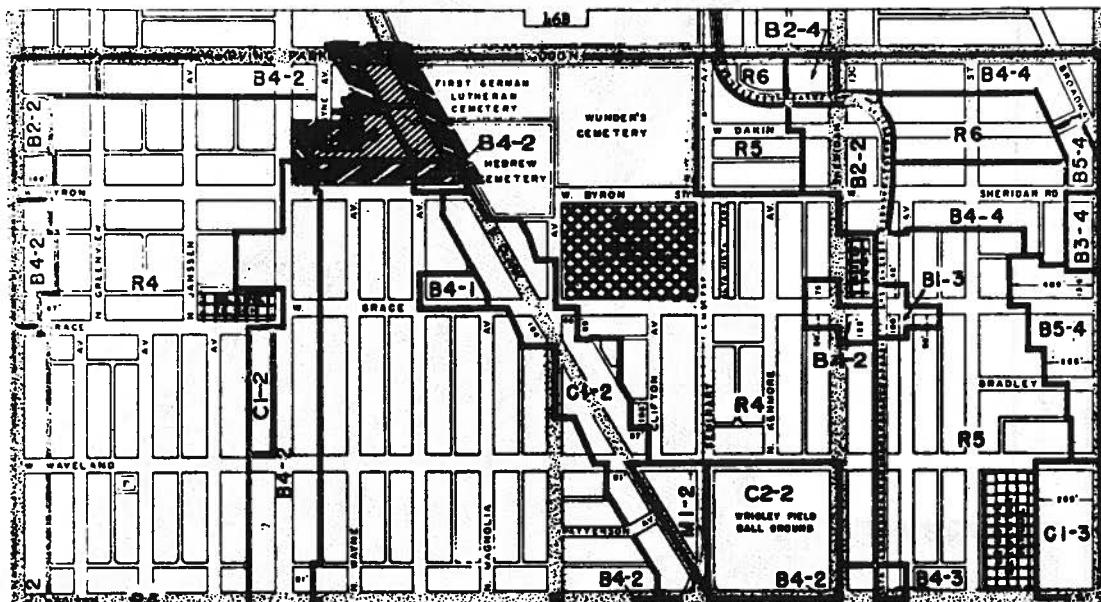
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of three high-rise elevator apartment buildings (housing for elderly persons) and recreational areas and facilities as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to a R5 General Residence District classification and with regulations hereby made applicable thereto,
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.


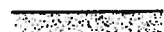

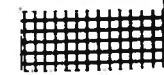

APPLICANT: CHICAGO HOUSING AUTHORITY

DATE: March 6, 1968

1000 7166



RESIDENTIAL PLANNED
DEVELOPMENTEXISTING ZONING AND PREFERENTIAL STREET SYSTEMLEGEND

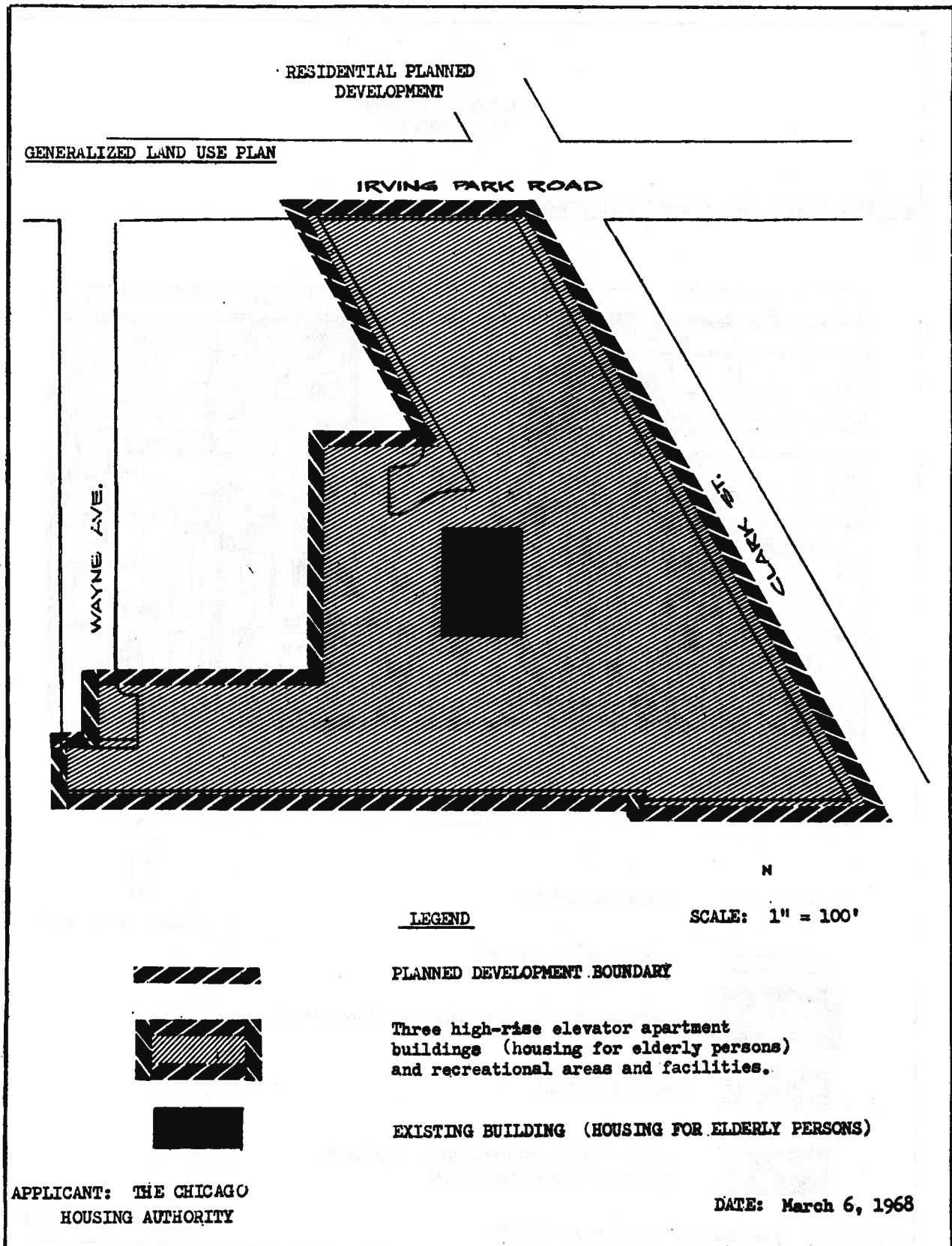
-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES



SCALE: 1" = 800'

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 6, 1968



May 8, 1968

UNFINISHED BUSINESS

2773

RESIDENTIAL PLANNED
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'s	MAXIMUM F.A.R.	%OF LAND COVERED
SQ. FT.	ACRES				
143,033	3.28	Three high-rise elevator apartment buildings, Housing for elderly persons and recreational areas and facilities	358	2.2	15%

GROSS SITE AREA = NET SITE AREA (143,033 sq. ft.) + AREA OF PUBLIC STREETS AND ALLEYS
(30,761.14 sq. ft.) = 173,294.14 sq. ft. (3.98 acres)

MAXIMUM NUMBER OF OF D.U.'s- 358

MAXIMUM NUMBER OF D.U.'s/ACRE OF TOTAL NET SITE AREA- 108

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA - 2.2

MINIMUM NUMBER OF PARKING SPACES

75

(Additional off-street parking and loading
facilities will be provided as authorized by the
R5 General Residence District Classification of the
Chicago Zoning Ordinance.

MINIMUM SETBACKS - Front Yard- 15'

- Rear Yard - 30'

MAXIMUM PERCENTAGE OF LAND COVERED- 15%

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: March 6, 1968